

From: [Miano, John \(DEP\)](#)
To: [Casey, Carolyn](#)
Cc: [Johnson, Stephen \(DEP\)](#); [Wainberg, Daniel](#)
Subject: Beverly, 181 Elliot Street, USM, NOR, 3-35028, Daycares Indoor Air
Date: Tuesday, September 11, 2018 3:25:10 PM

Dan and Carolyn,
Following up on today's conference call, I just want to document that we discussed the following.

- In response to MassDEP's NOR (6-28-2018), Cummings sent an IRA Plan (8-27-2018).
- They present an evaluation of indoor air sources of petroleum vapors. They found a company using petroleum solvents in their operations (Suite 140). American Schoen is a manufacturing company that utilizes resins, solvents, and petroleum products. On reviewing the MSDS sheets for the various compounds present at the suite space, several materials contained significant amounts of petroleum hydrocarbons, naphthalene, isopropanol, and styrene.
- Indoor air samples in Suite 140 had elevated levels of some fractions.
- The IRA Plan proposes trying to reduce vapor levels from the American Schoen company. "Such actions may include modification of the layout, systems, or operations at Suite S-140-A in an attempt to lower the petroleum hydrocarbon and styrene emissions. Modifications in Suite S-140-A will be attempted within the next three months with confirmation air sampling to occur approximately two to four weeks after completion of such modifications."
- Then they will re-sample indoor air.
- The indoor air risk assessment used a commercial worker exposure scenario, which is acceptable for MassDEP.
- MassDEP does not regulate vapors that originate inside the building, so that should be considered when estimating risk.
- The first IRA Status Report is due 120 days (10-28-2018) after our NOR was issued.
- MassDEP will use the Status Report to further evaluate the lines of evidence for vapor intrusion.

Feel free to contact me to discuss any of these issues further.

Regards,
Jack

John F. Miano
Chief, Site Management Section
Bureau of Waste Site Clean-up
205B Lowell St., Wilmington MA 01887
Telephone 978-694-3357
Email john.miano@state.ma.us
MassDEP e-newsletter: mass.gov/dep/public/publications/enews.htm
MassDEP web site: mass.gov/dep

DEP Transaction ID: 1042154

Date and Time Submitted: 08/27/2018 06:09:37

Form Name: BWSC105 Immediate Response Action Transmittal Form

RTN: 3-35028

Location: NO LOCATION AID

Address: 181 ELLIOTT STREET

BEVERLY

019150000

Person Making Submittal

BEVERLY COMMERCE PARK LLP

CRAIG

ZIADY

200 WEST CUMMINGS PARK

WOBURN

MA

018010000

LSP

LSP #: 7109

LSP Name: BRUCE A

HOSKINS

Person Making Certification

BEVERLY COMMERCE PARK LLP

craig ziady

Ancillary Document Uploaded/Mailed :

BWSC-105 Q.B02 - IRA Plan - Uploaded (Final IRA Plan.pdf)

BWSC-105 Q.B04 - Imminent Hazard Evaluation Doc - Uploaded (Final IRA Plan.pdf)

BWSC-105 Q.H2 - Statement of Provisions - Uploaded (3-35028 Beverly 181 Elliot NOR

INTLET 6-28-2018.pdf)

EMAIL ID OF THE USER: bhoskins@fslassociates.com

EMAIL ID OF THE OTHER USERS: craig@cummings.com

From: Miano, John (DEP)

Sent: Thursday, June 28, 2018 3:15 PM

To: Johnson, Stephen (DEP); Friedmann, Andrew (DEP); LaPusata, David (DEP); Casey, Carolyn (Casey.Carolyn@epa.gov); Wainberg, Daniel; Bruce Hoskins (BHoskins@Fslassociates.com); bburke@beverlyma.gov; Steve Drohosky (sjd@cummings.com); Craig Ziady (craig@cummings.com)

Subject: Beverly, 181 Elliot Street, MassDEP Letter, 3-35028

Attached please find a MassDEP letter regarding Beverly, 181 Elliot Street, for your information and records.

A copy of this correspondence will also be available on MassDEP's website

<https://eeaonline.eea.state.ma.us/portal#!/search/wastesite> . The signed correspondence has also been sent via US mail to the addressee.

John F. Miano

Chief, Site Management Section
Bureau of Waste Site Clean-up
205B Lowell St., Wilmington MA 01887
Telephone 978-694-3357
Email john.miano@state.ma.us

MassDEP e-newsletter: mass.gov/dep/public/publications/enews.htm

MassDEP web site: mass.gov/dep